

S U M M A R Y

FILE NO.	2260	Thomas Guide Map No.	776
		Date Received:	04/19/07
		Date Distributed:	04/20/07
ENTITY	City of Auburn	Date Filed:	
ACTION	Resolution for Land Annexation (Election Method)	Expiration 45 Days:	06/03/07
TITLE	Totem Annexation	Board Meeting:	05/10/07

Location	The Totem Area is entirely surrounded by the City of Auburn. The northern boundary is at 29 th Street SE. The eastern boundary is at "D" Street SE. The southern boundary is located at 32 nd Street SE. The western boundary is located at "A" Street SE.
Land Area	Approximately 18 acres
Land Use	Residential Uses
Population Estimate	105 persons
Total Assessed Valuation	\$8,363,700.
County Comprehensive Plan Designation	Residential Use (38 single-family homes)
County Zoning	Urban Residential Medium Density
City Comprehensive Plan	High Density Residential Use; Heavy Commercial Use
City Zoning	<u>Established</u> : Residential Uses – Low Density; Medium Density <u>Pending</u> : High Density Residential Use; Heavy Commercial Use
District Comprehensive Plan	City of Auburn Comprehensive Water Plan and & Sewer District Plan
District Franchise	The proposed annexation does not require a franchise.
Urban Growth Area (UGA)	The site is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan and City of Auburn Comprehensive Plan
SEPA Declaration	The proposed annexation is exempt from SEPA pursuant to RCW 43.21C.222.

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Pete von Reichbauer; Julia Patterson

King County: Clerk of Council, Department of Natural Resources (DNR); Department of Development and Environmental Services (DDES), Department of Assessments, Department of Transportation (DOT), State Department of Ecology (DOE), King County "911" Program, Office of Management and Budget, Deputy Prosecuting Attorneys' Office, King County Records and Election Division, Fire Marshal Division, Historic Preservation Program, Puget Sound Regional Council, Community and Human Services, Public Health Department

Cities: Not Applicable

Fire Districts: Valley Regional Fire Authority; King County Fire Protection District No. 31.

Water Districts: City of Auburn; South Auburn Community Water Association; Lakehaven Utility District; King County Water District #111; Soos Creek Water and Sewer District

Sewer Districts: City of Auburn; Lakehaven Utility District; Soos Creek Water and Sewer District

School Districts: Auburn School District No. 408

SUMMARY (File No. 2260)

The City of Auburn proposes the annexation of approximately 18 acres of land, known as the Totem Area. This annexation was proposed under the petition/election method, pursuant to RCW 35A.14. The City of Auburn is proposing to annex the Totem Area to serve property owners seeking to develop properties under City of Auburn regulations and to receive public services (e.g., sewer services) from Auburn. Auburn City Council adopted the Resolution for Annexation in January 2007 in order to support orderly, logical growth of governance and provision of coordinated public services/facilities to the Totem Area.

The Totem Area is entirely surrounded by the City of Auburn. The northern boundary is at 29th Street SE. The eastern boundary is at "D" Street SE. The southern boundary is located at 32nd Street SE. The western boundary is located at "A" Street SE.

The unincorporated area is included in the "Development in the Unincorporated Areas and Annexation Element" of the City of Auburn Comprehensive Plan. The proposed Totem Area annexation includes the entirety of the City of Auburn's Totem Potential Annexation Area.

The proposed action is consistent with City of Auburn Comprehensive Plan policies addressing annexation, including those provisions which call for inclusion of urban areas within the City and provision of services to incorporated areas. For example, Policy CE-2 states that the City of Auburn shall encourage annexation within its Urban Growth Area.

The City of Auburn reports that the Totem Area is fully developed with single-family residential uses at this time. The City has confirmed that those existing residences will remain as permitted uses. However, the Auburn Comprehensive Plan establishes a designation for High Density Residential Use and Commercial Use in this Area to be implemented at redevelopment of this community. The anticipated residential and commercial uses are planned in order to achieve greater consistency with existing development in surrounding neighborhoods.

The City of Auburn Comprehensive Plan, Zoning Code, and Critical Areas Ordinances have established standards to guide ongoing uses and new development on the Totem properties following annexation. The City of Auburn is prepared to provide development review and environmental review (e.g., protection of slopes, sensitive areas, and stormwater management) to the Totem Area based upon local, regional and state regulations.

The City of Auburn can directly provide (or contract for) urban services to the area, as follows:

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| Police Services: | The City of Auburn Police Department will provide services to the Klump Island Area. |
| Fire Districts: | The Valley Regional Fire Authority will be responsible for providing fire and emergency services to the Klump Island Area. |
| Stormwater: | The City of Auburn will provide standards/systems for stormwater management. |
| Water Districts: | The Totem Area is currently served in part by the City of Auburn. The City of Auburn would continue to provide services to properties currently receiving water from the jurisdiction. The remainder of the Totem Area receives service from the South Auburn Community Water Association, a private water system. A franchise agreement is required in order for the Association to continue to serve the area; this agreement would be executed prior to completion of the annexation. |
| Sewer Districts: | The Totem Area is currently served by the City of Auburn. The City will continue to provide sewer and solid waste management services to the Totem Area. |

- Storm Water:** The City of Auburn will provide standards/systems for storm water management of the Totem Area.
- Schools:** Totem Area residents would continue to be served by the Auburn School District.
- Other Services:** Totem Area citizens would have access to City of Auburn and/or County parks, recreation facilities, health and human services, libraries, and law and justice facilities.

The City of Auburn reports that the proposed annexation conforms to the State Growth Management Act (36.70A. RCW.) For example, the annexation is supported by RCW 36.70A.20, which requires community planning goals, for urban growth, services and infrastructure, and environmental preservation. Additionally, the application reportedly is consistent with RCW 36.70A.020 (1), encouraging development in urban areas where there are adequate public services. It is also consistent with RCW 36.70A.020 (12), which calls for public services to support permitted development. Annexation would also permit development of primary land uses and corollary public services (e.g., roadways) envisioned in the Act. Environmentally sensitive areas would also be protected under the provisions of this annexation.

Further, the Totem Annexation is reported to be consistent with the King County Comprehensive Plan. Following are examples of King County Comprehensive Plan/Countywide Planning Policies that are addressed by the proposed Totem Annexation:

- FW-13: Cities are the appropriate providers of local urban services to Urban Areas.
- LU-26: Urban growth shall be directed to urban areas where development can be accommodated and served.
- LU-31: The County should identify urban development areas within the Urban Growth Area
- LU-32: The County should encourage cities to annex territory within their designated potential annexation area.
- LU-33: Land within a city's potential annexation area shall be developed according to local and regional growth phasing plans.
- U-201: Annexations should be encouraged in Urban Growth Areas.
- U-204: The County should support annexations that are consistent with Countywide Planning Policies and the State Growth Management Act.
- U-304: Growth should be focused within city boundaries.
- RP-202 King County shall encourage annexation through such mechanisms as interlocal agreements.

The proposed Totem Annexation is reported by City of Auburn officials to be consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). For example, this annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods. This area is linked to Auburn geographically and by social fabric (e.g., similar land uses and open spaces, shared sense of community). Similarly, the annexation would be consistent with Objective 2, which calls for the use of physical boundaries to demarcate an annexation area. Roadways and property lines establish boundaries for the Totem Annexation Area.

The Totem Annexation would also be consistent with Objective 3, which calls for creation of logical service areas. The City is seeking annexation in order that all services and land use regulations affecting their area may be efficiently coordinated by a single local government unit. The City of Auburn is prepared to govern and serve the area.

The proposed annexation is also reportedly consistent with Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. As the proposed annexation area lies within the Auburn Potential Annexation Area, this incorporation is consistent with City plans to govern and serve the area. This annexation would also be consistent with Objective 8, which calls for inclusion of urban areas within municipalities.

The City of Auburn has conducted fiscal analyses related to the proposed Klump Island Annexation. The City estimates revenue realized from the Klump Island at \$34,716. Expenditures are estimated to be slightly greater than revenues. These expenditures will be offset, in part, by property taxes, sales taxes, utility fees, and other funding resources. For example, upon annexation, property owners will assume their share of the regular and special levy rate of the City for capital facilities and public services. In addition, the City has sufficient general funding to serve the Klump Island Area without a significant impact to cost of services and adequacy of services, financial structure, debt structure, or rights of other governmental units. Future capital needs and costs will be examined and funded through the Auburn Capital Investment Program.

The proposed election method annexation will give voters an opportunity to state their interest (or lack of interest) in becoming citizens of Auburn. The City of Auburn supports this annexation in order to serve citizens of the area. New development and coordinated services would benefit the greater Auburn community.

Note: The City of Auburn, in conjunction with the proposed Totem Area Annexation, requested that the Boundary Review Board grant a waiver for this action pursuant to RCW 36.93. However, RCW 36.93.110 requires that, in order to qualify for a waiver, an annexation area must be fewer than 10 acres in size and have a value of less than \$10 million. The City of Auburn has been notified that the Totem Annexation does not qualify for a waiver because the territory is 20 acres and has a value greater than \$10 million.